

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 77281
Document Type : DEED
Recorded Date : July 15, 2022
Recorded Time : 09:51:17 AM

Recorded Book and Page : 67910 / 278
Number of Pages(including cover sheet) : 4
Receipt Number : 1457435
Recording Fee (including excise) : \$1,705.40

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/15/2022 09:51 AM
Ctrl# 239968 31220 Doc# 00077281
Fee: \$1,550.40 Cons: \$340,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Prepared by:
Todd A. Gattoni
Attorney At Law
232 Main Street
P.O. Box 94
Milford, MA 01757
(508) 473-2200

FIDUCIARY DEED

I, John G. Bing, of Hartland Four Corners, Windsor County, Vermont, as Personal Representative of the Estate of David Christian Bing, Worcester Probate Docket No. WO21P3942EA, by power conferred by power of sale and every other power,

by power conferred by Decree of sale of Real Estate dated 05/25/2022 and every other power,

For consideration paid, and in full consideration of THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00) DOLLARS,

grant to Stephen Hackenson and Sharon Robbins, husband and wife as tenants by entirety, of 63 Taft Avenue, Mendon, Massachusetts 01756

A certain tract of land in said Mendon situated on the easterly side of Mowry Street and being the same premises described in deed of Herbert S. Wood to Arthur Roy et ux dated April 13, 1948 and recorded with Worcester District Registry of Deeds Book 3114, Page 389 and bounded and described in said deed as follows:

“Beginning at the northwesterly corner of the granted premises at a stone wall, a distance of Five Hundred Twenty-five (525) feet, more or less, from the southeasterly corner of Hartford Avenue and Mowry Street;

Thence: Northeasterly along a stone wall and other land of Roy, Three Hundred Forty-Three (343) feet, more or less, to a stone wall at other land of Roy;
Thence: Southeasterly along a stone wall and other land of Roy, Two Hundred Forty (240) feet, more or less, to a wall of other land of Roy;
Thence: Southwesterly along a stone wall and other land of Roy, Four Hundred Three (403) feet, more or less, to the easterly side of Mowry Street;
Thence: Two Hundred Thirty-One (231) feet, more or less, along said Mowry Street, to the place of beginning.”

Property Address: 85 Mowry Street, Mendon, MA 01756

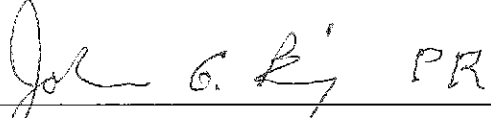
Grantor has no rights of Homestead in and to the property being conveyed herein. The property conveyed by this deed is not Grantor's principal residence.

Being same property described in deed recorded with the Worcester District Registry of Deeds in Book 40938, Page 155.

Property Address: 85 Mowry Street, Mendon, MA 01756

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Witness my hand and seal, this 14th day of July, 2022.

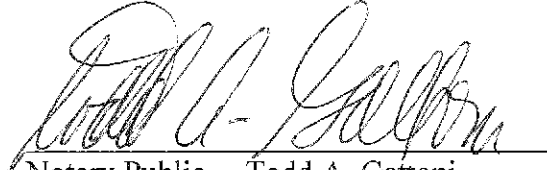


 John G. Bing, Personal Representative
 of the Estate of David Christian Bing

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this 14th day of July, 2022, before me, the undersigned notary public, personally appeared John G. Bing, and proved to me through satisfactory evidence of identification, being a Vermont Driver's License, to be the person whose name is signed on the preceding document (Fiduciary Deed), and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose as Personal Representative of the Estate of David Christian Bing and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



 Notary Public - Todd A. Gattoni
 Commission Expires: February 24, 2028

